

# KIDDERMINSTER TOWN COUNCIL PLANNING COMMITTEE

## Minutes of the meeting held on Tuesday 28<sup>th</sup> June 2022 Held in the Town Hall

**Present:** Councillors E. Stokes (Chairman), G. Connolly (Vice Chairman), D. Chambers, D. Hine, S. Miah and T. Muir.

- PL.012**      **Apologies**  
No apologies received.
- PL.013**      **Declarations of Interests**  
Councillor Miah declared an interest in PL.016 (ref: 22/0475/HOU).
- PL.014**      **Minutes**  
The notes of the meeting held on 31 May 2022 were agreed as a correct record after amendments.
- PL.015**      **Public participation**  
None.
- PL.016**      **Consideration of responses to planning applications**  
The Town Council's considered all planning applications. Responses are listed below.

<b>Subject</b>	<b>Decision</b>
<p><b>Application type:</b> Env Impact Assessment application  <b>Planning Reference:</b> 22/0226/EIA  <b>Proposal:</b> Hybrid application for up to 1450 dwellings to comprise:            Outline application for up to 1,055 dwellings including affordable housing, with all matters reserved, except for access, to include a community hub, including a two-form entry primary school, community and health facilities, retail provision up to 800 sqm, new vehicular access to Husum Way and Comberton Road with link road, new pedestrian access to Tennyson Way, open space incorporating play provision, SUDS, landscaping and ecological enhancement works, and;            Full planning application for demolition of no. 78 Comberton Road and agricultural buildings north of Heathy Mill Farm, to facilitate the construction of 395 dwellings including affordable housing; new vehicular access onto Comberton Road; open space and play provision and associated infrastructure, SUDS, landscaping and ground remodelling  <b>Location:</b> Land At Comberton Road, Kidderminster, Worcestershire</p>	<p><b>Deferred until further information from district's planning committee.</b></p>
<p><b>Application type:</b> EIA - Screening Opinion  <b>Planning Reference:</b> 22/0412/SCR  <b>Proposal:</b> Proposed development of a 72-bed care home  <b>Location:</b> Comberton Lodge Nursery, Comberton Road, Kidderminster</p>	<p><b>Information noted</b></p>

Subject	Decision
<p><b>Application type:</b> Full Application  <b>Planning Reference:</b> 22/0405/FUL  <b>Proposal:</b> Installation of external shutter and various internally illuminated signage  <b>Location:</b> 21 Vicar Street, Kidderminster, DY10 1DA</p>	<p><b>No objections</b></p>
<p><b>Application type:</b> Advertisement Consent  <b>Planning Reference:</b> 22/0406/ADV  <b>Proposal:</b> Various internally illuminated signage  <b>Location:</b> 21 Vicar Street, Kidderminster, DY10 1DA</p>	<p><b>No objections</b></p>
<p><b>Application type:</b> Householder application  <b>Planning Reference:</b> 22/0444/HOU  <b>Proposal:</b> Proposed single storey front porch extension.  <b>Location:</b> 26 Summerhill Avenue, Kidderminster, DY11 6BY</p>	<p><b>No objections</b></p>
<p><b>Application type:</b> Householder application  <b>Planning Reference:</b> 22/0454/HOU  <b>Proposal:</b> Erection of a summerhouse.  <b>Location:</b> 81 Ludlow Road, Kidderminster, DY10 1NW</p>	<p><b>No objections</b></p>
<p><b>Application type:</b> Outline Application  <b>Planning Reference:</b> 22/0404/OUT  <b>Proposal:</b> Outline application to include up to 800 dwellings (C3), around 7ha for employment uses (mix of Use E(g) uses), a two form entry primary school/education uses (F1), retail floor space (E), community uses (F1/F2) and care home provision (C2) as part of a mixed use village centre (E/F1/F2), three vehicular accesses from Wolverhampton Road, two vehicular accesses from Stourbridge Road, one vehicular access from Lea Castle Drive, public open space including play provision, outdoor sport/recreation, orchard, additional green infrastructure, sustainable drainage systems and the provision of associated infrastructure and works. Detailed approval is sought for the six means of access, with all other matters reserved for future determination  <b>Location:</b> Land At Os 386487 279040, Lea Castle Drive, Lea Castle, Kidderminster</p>	<p><b>See comment below sent directly to WFDC planning</b></p>
<p><b>Objection. Notes given direct to district planning</b> We share the concerns expressed by Blakedown and Churchill Parish Council with regard to the additional traffic on the A449 and A451, and request that additional and improved junctions onto these main roads be included. Also support their concern with commuter traffic to Blakedown station which is along narrow country lanes unsuitable for this traffic.</p> <p>We would like to see crossings for pedestrians and cyclists:</p> <ul style="list-style-type: none"> <li>• Near the junction of the B4189 and Stourbridge Road (where there are vehicular traffic lights already)</li> <li>• Crossing Wolverhampton Road (part of the "Park Shared Route")</li> <li>• A connection from the development to Cookley</li> </ul>	

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<p>The walking and cycling route, which goes through Springfield Park needs to be of a high standard</p> <p>We would like to see each home with an electric vehicle charging point, and one per ten spaces in commercial and residential car parks.</p>	
<p><b>Application type:</b> Householder application  <b>Planning Reference:</b> 22/0442/HOU  <b>Proposal:</b> Single storey rear extension  <b>Location:</b> 39 Blount Terrace, Kidderminster, DY11 7AE</p>	<p><b>No objections</b></p>
<p><b>Application type:</b> Householder application  <b>Planning Reference:</b> 22/0455/HOU  <b>Proposal:</b> Two-storey rear extension  <b>Location:</b> 16 Stretton Road, Kidderminster, DY11 6NG</p>	<p><b>No objections</b></p>
<p><b>Application type:</b> Householder application  <b>Planning Reference:</b> 22/0456/HOU  <b>Proposal:</b> Erection of two storey rear extension  <b>Location:</b> 15 Stretton Road, Kidderminster, DY11 6NG</p>	<p><b>No objections</b></p>
<p><b>Application type:</b> Full Application  <b>Planning Reference:</b> 22/0441/FUL  <b>Proposal:</b> Proposed extension to storage area  <b>Location:</b> Conveyor Units Ltd, Edwin Avenue, Hoo Farm Industrial Estate, Kidderminster</p>	<p><b>No objections</b></p>
<p><b>Application type:</b> Section 73  <b>Planning Reference:</b> 22/0466/S73  <b>Proposal:</b> Variation of Conditions 3 and 4 attached to Planning Approval 19/0127/FUL to include mortgagee exclusion provisions.  <b>Location:</b> Berrington Court, Management And Care Office, Felix Baxter Drive, Kidderminster, Worcestershire</p>	<p><b>Requires more information regarding Section 73. Note to contact planning office for confirmation</b></p>
<p><b>Application type:</b> Householder application  <b>Planning Reference:</b> 22/0473/HOU  <b>Proposal:</b> Single storey extension to the rear of the property  <b>Location:</b> 19 Lea Street, Kidderminster, DY10 1SW</p>	<p><b>No objections</b></p>
<p><b>Application type:</b> Householder application  <b>Planning Reference:</b> 22/0474/HOU  <b>Proposal:</b> Two storey front and side extensions and single storey front, rear and side extensions  <b>Location:</b> 43 Snowdon Close, Kidderminster, DY11 5JH</p>	<p><b>No objections</b></p>
<p><b>Application type:</b> Householder application  <b>Planning Reference:</b> 22/0475/HOU  <b>Proposal:</b> Single storey front, side and rear extensions and two storey rear extension  <b>Location:</b> 13 Badland Avenue, Kidderminster, DY10 2YH</p>	<p><b>No objections</b></p>

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<p><b>Application type:</b> Householder application  <b>Planning Reference:</b> 22/0485/HOU  <b>Proposal:</b> Internal Alterations, Proposed Two Storey Side / Rear Extension, Lantern and replacement flat roof over existing garden room, Part Garage Conversion and the erection of a boundary wall.  <b>Location:</b> 13 Blakebrook, Kidderminster, DY11 6AP</p>	<p><b>No objections</b></p>
<p><b>Application type:</b> Listed Building Consent  <b>Planning Reference:</b> 22/0486/LBC  <b>Proposal:</b> Internal Alterations, Proposed Two Storey Side / Rear Extension, Lantern and replacement flat roof over existing garden room, Part Garage Conversion and the erection of a boundary wall.  <b>Location:</b> 13 Blakebrook, Kidderminster, DY11 6AP</p>	<p><b>No objections</b></p>
<p><b>Application type:</b> Full Application  <b>Planning Reference:</b> 22/0317/FUL  <b>Proposal:</b> Change of Use from Offices to a Large House in Multiple Occupation to include 38 no. bedrooms, communal kitchen areas, cycle storage and bin store. Erection of an additional storey to part only of property.  <b>Location:</b> 21-25 , Vicar Street, Kidderminster, Worcestershire</p>	<p><b>No objections</b></p>

Signed by Chairman.....

Meeting ended 7:20pm